

Ordinance No. 20-16

**AN ORDINANCE VACATING DRAINAGE, SEWER, AND LANDSCAPE EASEMENT
IN THE CITY OF WEST LAFAYETTE, INDIANA**

WHEREAS, the drainage, sewer, and landscape easement is approximately 44.82 – 47.69 feet wide and 120.00 – 120.04 feet long along the westerly side of proposed Lot 1 in Lauren Lakes Subdivision, Section One, the easement description of which is marked **Exhibit A** attached hereto and made a part hereof, which drainage sewer and landscape easement is a part of the common area of Lauren Lakes Subdivision, Section One, commonly known as Outlot 3, as more particularly described in the attached **Exhibit D**. Proposed Lot 1 in Lauren Lakes Subdivision, Section One is more particularly described in **Exhibit C** attached hereto and made a part hereof. A drawing of the vacated easement area is marked **Exhibit B**, attached hereto and made a part hereof; and

WHEREAS, the fifteen foot (15') drainage, utility and sewer easement located on the northerly side of proposed Lot 1 will not be affected by the vacation of such drainage, sewer and landscape easement; and

WHEREAS, the remainder of the platted drainage, sewer and landscape easement on Outlot 3 will not be affected by the vacation of the drainage, sewer and landscape easement on proposed Lot 1; and

WHEREAS, the contiguous property to said area to be vacated is the property of the following abutting landowners:

Aaron and Barb Quakenbush (Key No. 176-07100-2008)
457 Goose Creek Way
West Lafayette, IN 47906

Lauren Lakes Homeowners' Association, Inc. (Key No. 176-07100-2657)
Leatherwood Way

West Lafayette, IN 47906

Bradley Pace and Mary Katharine Elder (Key No. 176-07100-1986)
456 Goose Creek Way
West Lafayette, IN 47906

Daniel and Leslie K. Schumacher (Key No. 176-07100-1997)
470 Goose Creek Way
West Lafayette, IN 47906

WHEREAS, Stephen R. Ratcliff and Connie L. Ratcliff as an owner of property pursuant to Indiana Code § 36-7-3-12(a)(1), and petitioners for the vacation of such easement, have complied with the provisions of the Indiana Code; and

WHEREAS, petitioners for the vacation of such drainage, sewer, and landscape easement, request that the title to the vacated easement be transferred to Stephen R. Ratcliff and Connie L. Ratcliff.

NOW THEREFORE, BE IT ORDAINED by the Common Council of the City of West Lafayette, Indiana:

Section 1. The drainage, sewer, and landscape easement is approximately 44.82 – 47.69 feet wide and 120.00 – 120.04 feet long along the westerly side of proposed Lot 1 in Lauren Lakes Subdivision, Section One, as depicted and shown on the abovementioned **Exhibits A and B**, and is hereby vacated.

Section 2. That the vacated drainage, sewer, and landscape easement as described in **Exhibits A and B** attached hereto and incorporated herein are hereby conveyed to the petitioners, Stephen R. Ratcliff and Connie L. Ratcliff.

Section 3: This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

The jurat for this document was not printed on discussion copies, in order to save paper and copying resources. If you have questions about this, please contact the Office of the Clerk at clerk@westlafayette.in.gov. Thank you.

EXHIBIT A
EASEMENT DESCRIPTION

See Attached.

Land Description

A part of Outlot 3 in Lauren Lakes Subdivision, Section One as per plat thereof recorded as Document #05023744 in Plat Cabinet 1, Slide 24 in the Recorder's Office of Tippecanoe County, located in the City of West Lafayette, Indiana being more particularly described as follows:

Commencing at the northeast corner of Lot 6 in said Lauren Lakes Subdivision, Section One, thence South 0 degrees 42 minutes 53 seconds West a distance of 15.00 feet to the Point of Beginning; thence South 89 degrees 17 minutes 07 seconds East a distance of 44.82 feet to an east line of said Section One; thence South 00 degrees 39 minutes 19 seconds East along an east line of said Section One a distance of 120.04 feet; thence North 89 degrees 17 minutes 07 seconds West a distance of 47.69 feet to the southeast corner of Lot 6 in said Section One; thence North 00 degrees 42 minutes 53 seconds East along the east line of said Lot 6 a distance of 120.00 feet; to the Point of beginning, containing 0.13 acre more or less.

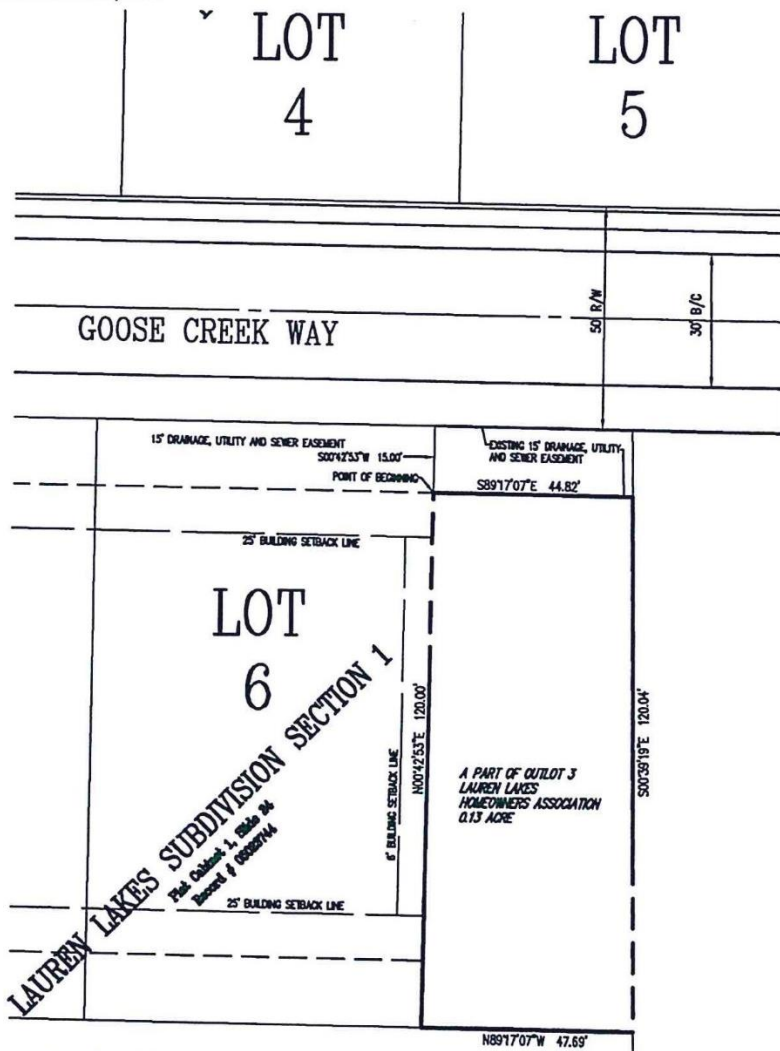
EXHIBIT B
VACATED EASEMENT DRAWING

See Attached.



THE SCHNEIDER CORPORATION
1330 WIN HENTSCHEL BLVD, SUITE 260
WEST LAFAYETTE, IN 47906-4156
TELEPHONE: 765-448-6661
FAX: 765-448-6665
www.schneidercorp.com

LAND OWNER: STEPHEN & CONNIE RATCLIFF
TAX KEY #: 79-03-32-126-004.000-039



Land Description

A part of Outlot 3 in Lauren Lakes Subdivision, Section One as per plat thereof recorded as Document #05023744 in Plat Cabinet 1, Slide 24 in the Recorder's Office of Tippecanoe County, located in the City of West Lafayette, Indiana being more particularly described as follows:

Commencing at the northeast corner of Lot 6 in said Lauren Lakes Subdivision, Section One, thence South 0 degrees 42 minutes 53 seconds West a distance of 15.00 feet to the Point of Beginning; thence South 89 degrees 17 minutes 07 seconds East a distance of 44.82 feet to an east line of said Section One; thence South 00 degrees 39 minutes 19 seconds East along said east line a distance of 120.04 feet; thence North 89 degrees 17 minutes 07 seconds West a distance of 47.69 feet to the southeast corner of said Lot 6; thence North 00 degrees 42 minutes 53 seconds East along the east line of said Lot 6 a distance of 120.00 feet to the Point of beginning, containing 0.13 acre more or less.

EXHIBIT C
PETITIONER REAL ESTATE DESCRIPTION

See Attached.

Land Description

A part of the Northwest Quarter of Section 32, Township 24 North, Range 4 West, Tippecanoe Township, Tippecanoe County, Indiana being more particularly described as follows:

Commencing at a Berntsen monument marking the northeast corner of said quarter section, thence North 89 degrees 17 minute 07 seconds West (bearings based on a survey prepared by The Schneider Corporation dated January 27, 2004, and recorded at Record #04002330 in the Office of the Recorder of Tippecanoe County) along the north line of said quarter section a distance of 674.97 feet to a northwest corner of the land described in a deed to Stephen R. Ratcliff and Connie L. Ratcliff, recorded as Record # 201010020761; thence South 00 degrees 42 minutes 53 seconds West along a west line of said land a distance of 225.00 feet to a southeast corner of Lauren Lakes Subdivision, Section One, recorded as Record# 05023744; thence North 89 degrees 17 minutes 07 minutes West a distance of 34.96 feet to a northeast corner of Outlet 3 in said subdivision; thence South 00 degrees 39 minutes 19 seconds East along the east line of said Outlet 3 a distance of 15.00 feet to the Point of Beginning; thence continuing South 00 degrees 39 minutes 19 seconds East along the east line of said Outlot 3 a distance of 120.04 feet; thence North 89 degrees 17 minutes 07 seconds West a distance of 47.69 feet to the southeast corner of Lot 6 in said subdivision; thence North 00 degrees 42 minutes 53 seconds East along the east line of said Lot 6 a distance of 120.00 feet; thence South 89 degrees 17 minutes 07 seconds East a distance of 44.82 feet to the Point of beginning, containing 0.13 acre more or less.

EXHIBIT D
OUTLOT 3 REAL ESTATE DESCRIPTION

See Attached.

Land Description

Outlot 3 in Lauren Lakes Subdivision, Section One as per plat thereof, recorded as Document #05023744 in Plat Cabinet 1, Slide 24 in the Recorder's Office of Tippecanoe County, located in the City of West Lafayette, Indiana.